

# HAMMOCKS TRAIL HOMEOWNERS ASSOCIATION

## Rules, Standards and Guidelines

Adopted 10/5/04

Abbreviations utilized: HOA = Hammocks Trail Homeowners Association  
POA = River Bridge Property Owners Association  
ARB = Architectural Review Board

1. Annoying activities such as playing loud music, and other activities that infringe on the tranquility of the neighborhood is prohibited.
2. Commercial use of the residence is prohibited.
3. Motor Boats are prohibited from use in the waterways.
4. Fishing is prohibited in our waterways.
5. Swimming is prohibited in our waterways.
6. Clotheslines for drying laundry must be camouflaged from public view.
7. Any changes in the landscaping which will alter the flow or drainage of surface water must first gain approval of the Hammocks Trail Architectural Review Board and the River Bridge ARB and the South Florida Water Management District.
8. No artificial vegetation is permitted.
9. Satellite dishes are permitted in accordance with FCC Regulations. However, it is requested that installation be kept towards the rear of the property, hidden from public view, however possible.
10. Garbage cans and recycle bins must not be placed on the street longer than 12 hours before scheduled collection. Plastic bags should not be place at the curb until the morning of pick-up. Garbage cans must be stored out of public view.
11. No sheds, trailers, shacks or other temporary buildings or structures are permitted.

12. Boats, boat trailers, house trailers, motor homes, motorcycles, motor scooters, go-carts, and motorbikes must be parked inside the residential garage large trucks or pick-up trucks with commercial signs are prohibited to park on driveways overnight.
13. Overnight street parking is prohibited. However, the Board of Directors has acknowledged that special circumstances do occur from time to time and this overnight street parking ban must be enforced with compassion for special situations. Please notify a Director if you need street parking security clearance, the parking permit **MUST BE SIGNED BY A DIRECTOR**. Part 1 will be filed with Security, Part 2 will be displayed on the dash board of the vehicle. Failure to do so will result in the vehicle being towed. This will occur between 2:00 and 6:00 AM if the vehicle is parked on a roadway without proper approval. No vehicle should be parked directly across from any driveway. Your Director will instruct you where to park.
14. No signs are permitted on the property, including window signs.
15. Animals and pets: Only common household pets may be kept in the residential unit. A limit of three (3) pets, such as dogs, cats or birds exists. There are no weight or size limitations.
16. No automobile garage shall be enclosed or converted for any other use.
17. Barbeques are permitted, but must be located out of public view.
18. Fencing is prohibited, except for the purpose of enclosing a pool, and must conform to governmental requirements and must be approved by the HOA-ARB and the POA-ARB.
19. No member shall engage in any action which may be expected to result in an increase in the rate of any insurance policy, and/or vendors rate, concerning any portion of the property.
20. Hurricane shutters and associated framing must be white, or match the main color of the house (except aluminum panels installed for temporary use during a storm watch or warning, not to remain installed for more than 14 days).
- ✓ 21. Landscaping around the house within garden areas as originally established by the builder, may be replaced with similar plants without modification application process. All new plantings must conform to the City of Greenacres Landscape Code. Any plantings which change the area of the original garden beds must receive HOA-ARB and POA-ARB approval.



22. Roof repairs and replacement of roofing tiles must be the same color as the original roof, and the tiles must be the same texture and material as the original roof.
23. Sealing drive and walkways with a clear sealant is permitted as routine maintenance, no modification approval is necessary. Painting or staining must be done in a color or colors to match the outside of the home, HOA-ARB and POA-ARB approval is necessary.
24. Lighting fixtures on house or garage (exterior lighting and/or coach lights) must be similar to the original as installed by the builder, brass or white colors need no approval. Any other colors must be approved by the HOA-ARB. Path lighting is permitted but must be installed according to electrical code.
25. Mailboxes and posts must be "Postmaster Approved" and white in color. No novelty mailboxes are permitted.
- ✓ 26. Repainting of the exterior of a home with the same color is considered routine maintenance and does not require approval. Any change in color to the exterior of the premises must gain approval of the HOA-ARB and POA-ARB, prior to proceeding with work.
27. Pumps are permitted to draw water from the lake for irrigation purposes only. All modification applications for installation of pumps to draw lake water must be submitted with a signed "Lake Water Use Agreement".
28. All residents may install a well for irrigation purposes. An HOA-ARB & POA-ARB modification must be submitted for approval AND proper permits must be obtained from the City of Greenacres.
29. Flagpoles are permitted, but not more than fifteen (15) feet in height. The flagpole must be at least six (6) feet from the property line. The flying of the American Flag must conform to Federal Regulations concerning the proper display of the flag. Flagpoles attached to the home are permitted, for the American Flag and one (1) novelty flag.
30. Children's play sets are permitted, but must be kept from public view.
31. According to POA regulations, basketball hoops are only permitted during daytime hours, and MUST be put inside the residence from dusk to dawn.
32. House numbers located over the garage door may be metal, plastic, tile or ceramic, and should be easily seen from the roadway at all hours.
33. Roof gutters, leaders and downspouts must be white or the same color as the main color of the house.

34. Garage doors should be the same color as the main house color.
35. Screens and screen doors are permitted for the front entrance and rear lanai areas. The framing for screens and screen doors must be white, unless the home's window framing is another color, which may be matched but must gain HOA-ARB and POA-ARB approval.
36. All residences are to be kept in clean condition. It is expected that each resident will maintain their unit by regular cleaning of the roof, drive and walkway, and regular repainting of the exterior at reasonable intervals. The following is the expected standard: When a roof is fifty percent (50%) discolored it should be cleaned. Driveways must be kept free from any mold, algae and tire tracks. Homes should be power washed if there is discoloration from mold or algae or webs and/or bugs nests viewable from the street. Homes must be painted when they become faded, the walls become chalk like, peeling of paint begins, and/or the stucco is seen through the paint in any area.
37. All maintenance fees are to be paid in a timely manner. Our vendors and suppliers must be paid and your cooperation is expected and appreciated. Late fees will be applied to all late payments to a maximum of \$100.00 per quarter.
38. All vendor fees are expected to be paid upon receipt of charges or as soon as possible. We wish to maintain our reputation for prompt payments to ensure timely attention when services are needed.

HAMMOCKS TRAIL BOARD OF DIRECTORS